

***Pen Mar Environmental Services, LLC***

*for your environmental permit needs*

4841 Avery Road  
Shady Side, MD 20764  
443.875.3955  
[2dmusser1@gmail.com](mailto:2dmusser1@gmail.com)

April 30, 2025

Anne Arundel County  
Planning and Zoning Division  
2662 Riva Road, 3<sup>rd</sup> Floor  
Annapolis, MD 21401

Re: Proposed Pier  
92 Johnson Road  
Pasadena, MD 21122  
Lot 65, Bar Harbor Subdivision  
Tax ID# 3065-9003-7804

Dear Planning and Zoning Reviewer,

On behalf of the property owner, Lindsay Estabrook, I am submitting a Variance request for 14 feet to the required 15-foot setback from the east property line extended and 10 feet to the west property line extended for the construction of a new pier. The proposed pier is 3' wide by 45' long. A previously permitted pier is to be removed prior to construction.

The property is developed with a single-family home and includes 13,750 square feet of area. It exhibits 17 feet of riparian frontage on Back Creek in northern Anne Arundel County. Due to the limited width of the waterfront coupled with the existing adjacent piers, the requested pier has been minimized to a 3' width and a shorter length of 45'.

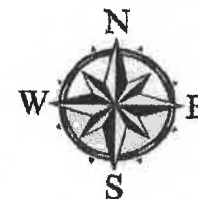
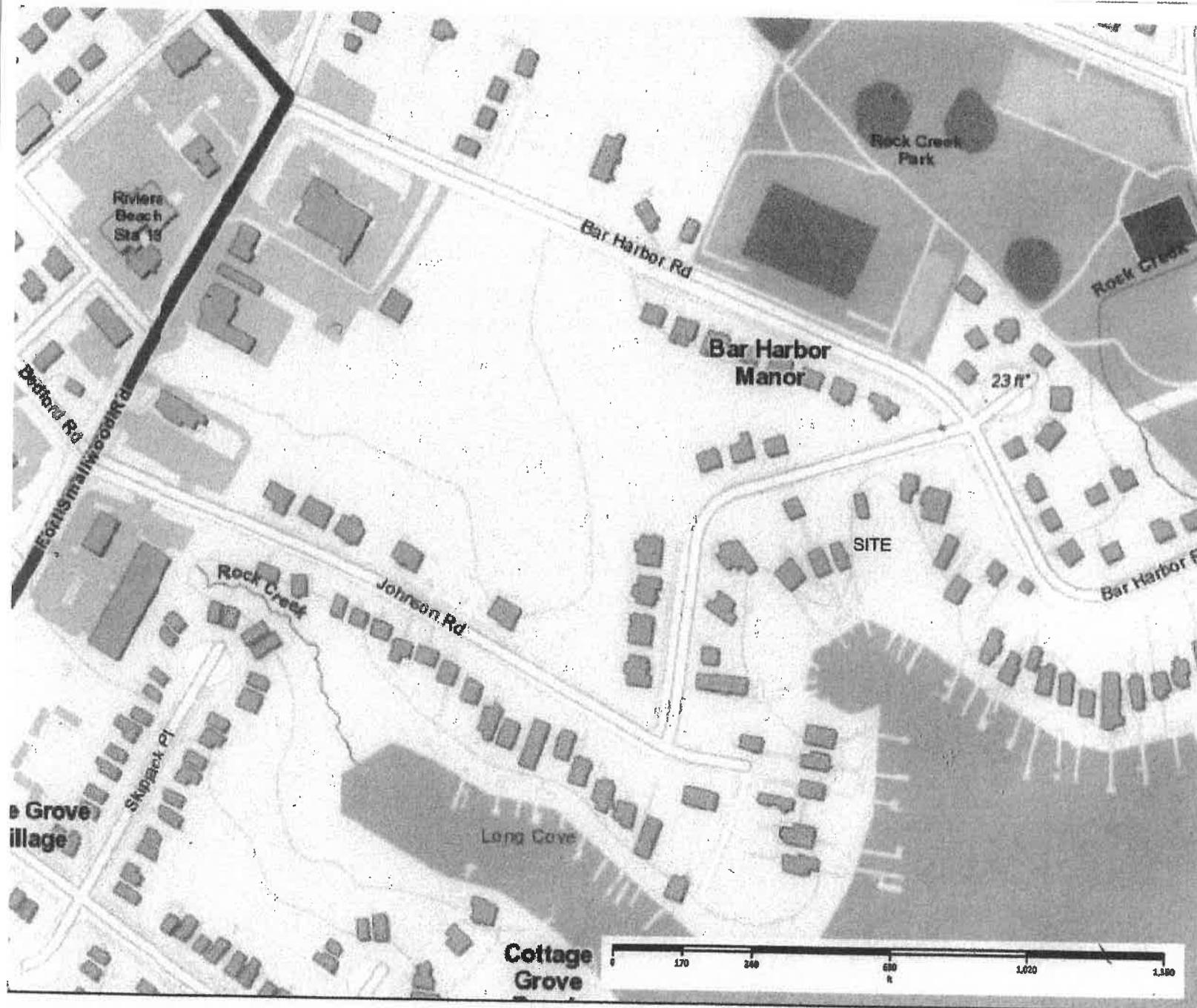
Given the narrow nature of this property, which was created by subdivision in 1921, it is not out of character in this neighborhood, and is considered to be a valid request for the requested variances and is the minimum relief necessary.

Please review the attached plans and email or call me at the number above if you have any questions or need any additional information.

Sincerely,

Doug Musser  
Environmental Consultant

Attachments  
CC: Lindsay Estabrook



## Features

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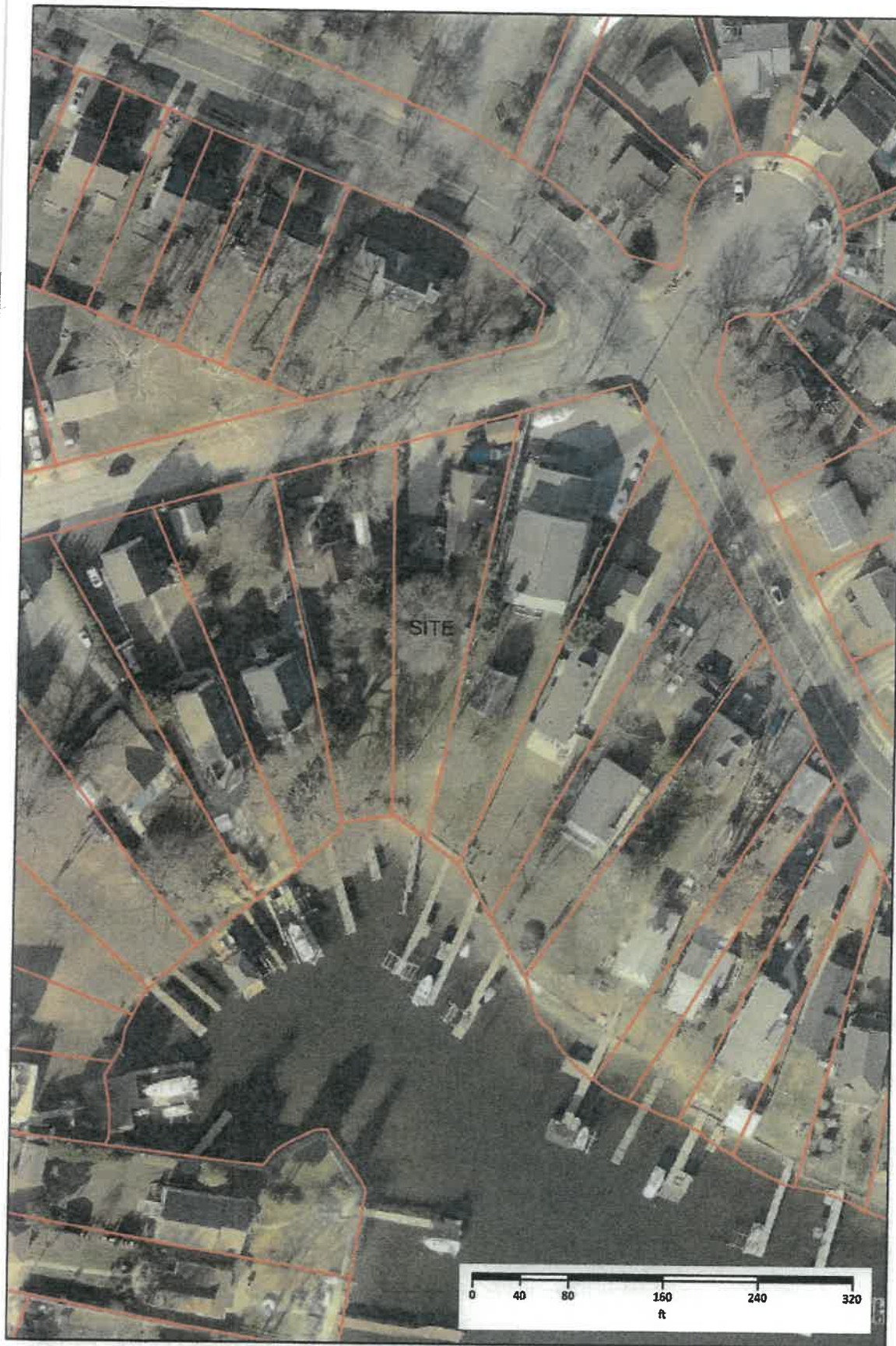
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# Vicinity Map - 92 Johnson Road

Date: 5/20/2024

Time: 10:45 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



### Features

### Ortho 2021

- Red: Red Red: Red
- Green: Green Green: Green
- Blue: Blue Blue: Blue
- Parcels

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# Aerial Photo - 92 Johnson Road

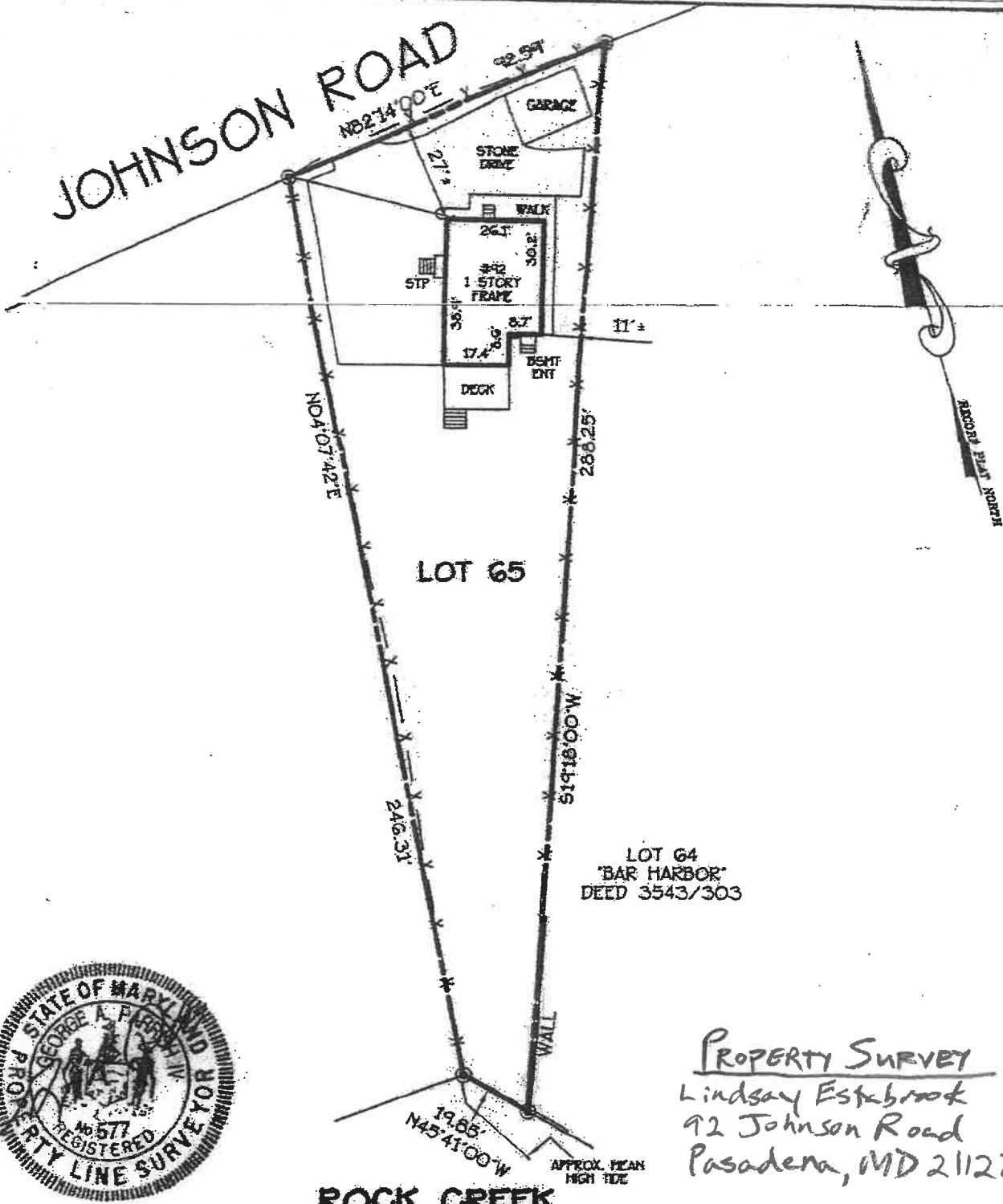
Date: 5/20/2024

Time: 10:23 AM

Coordinate System: WGS 1984 Web Mercator Auxiliary Sphere



# JOHNSON ROAD



PROPERTY SURVEY  
Lindsay Esteban  
92 Johnson Road  
Pasadena, MD 21122

I hereby certify that the improvements shown hereon,  
to the best of my professional knowledge and ability,  
have been located by a transit, tape or  
total-station survey.

ATTENTION USER: SURVEY ORDER MUST  
BE ON FILE WITH ADVANCED SURVEYS  
BEFORE THIS DOCUMENT CAN BE USED.

*George A. Parrish IV*  
GEORGE A. PARRISH IV PROP. LS#577 05/10/11

92 JOHNSON ROAD DEED 3543/303

LOCATION DRAWING LOT 65

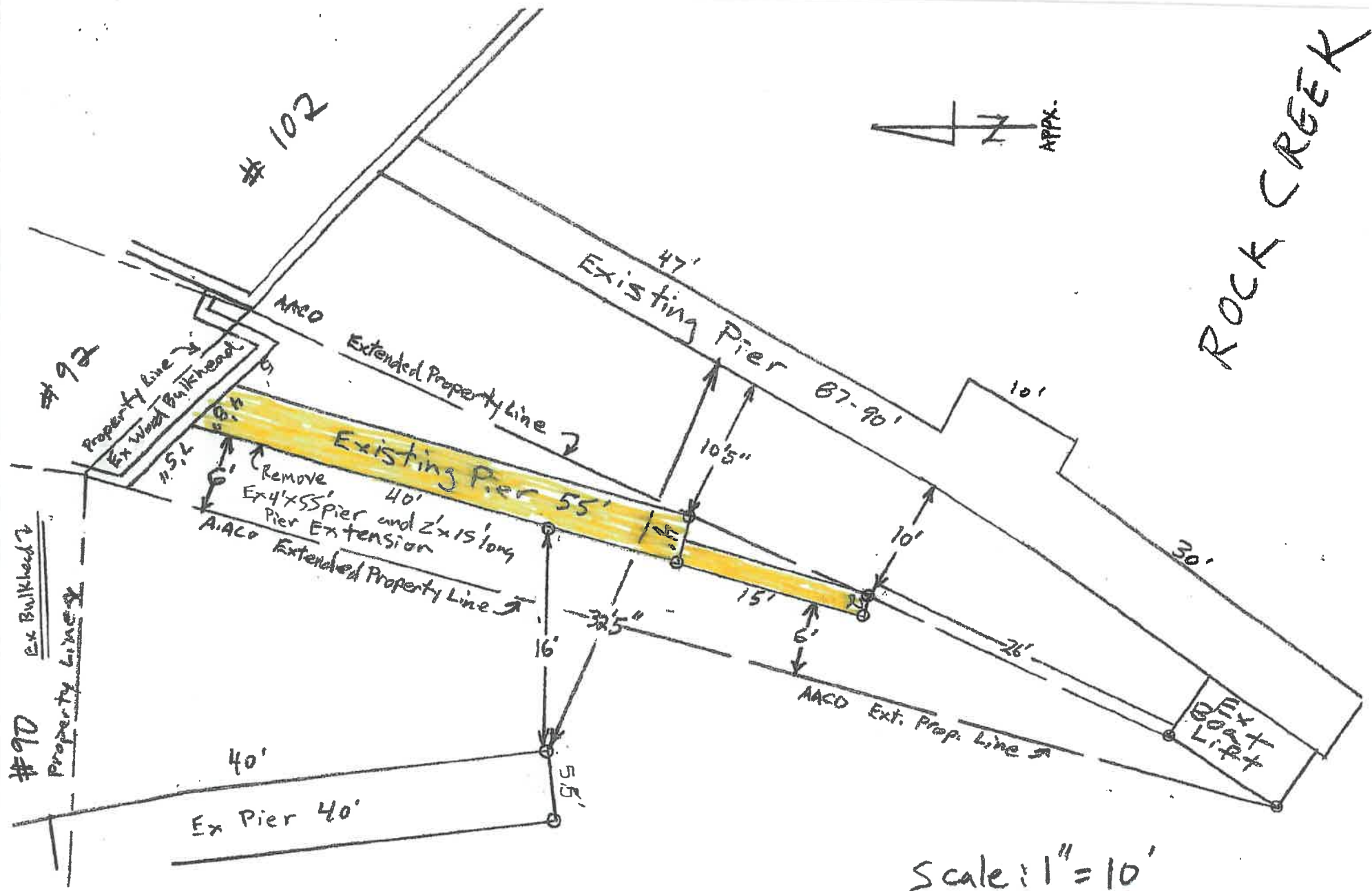
**BAR HARBOR**

3RD ELECTION DISTRICT



Established 1975

1240'



Proposed: New Pier  
 County: Anne Arundel  
 Waterway: Rock Creek  
 Date: 5/20/2024

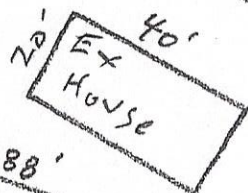
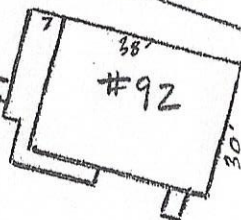
Existing Conditions  
 Site Plan  
 92 Johnson Road  
 Pasadena, MD 21122

Owner: Lindsay Estabrook  
 92 Johnson Road  
 Pasadena, MD 21122  
 Fig - of -

Bar Harbor Rd

H. Behr  
102 Bar Harbor Rd  
Pasadena, MD 21122

Johnson Rd



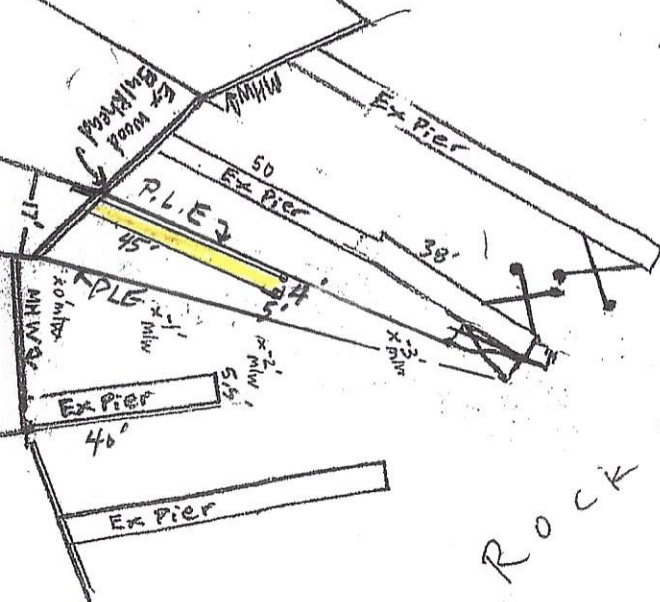
SITE

R. Powell  
90 Johnson Rd  
Pasadena MD 21122

Scale: 1" = 40' PROPOSED CONDITIONS



NOTE: The distance to the determined Center of Cove is 90', 1/2 the distance to the center of Cove is 45'



CREEK

ROCK

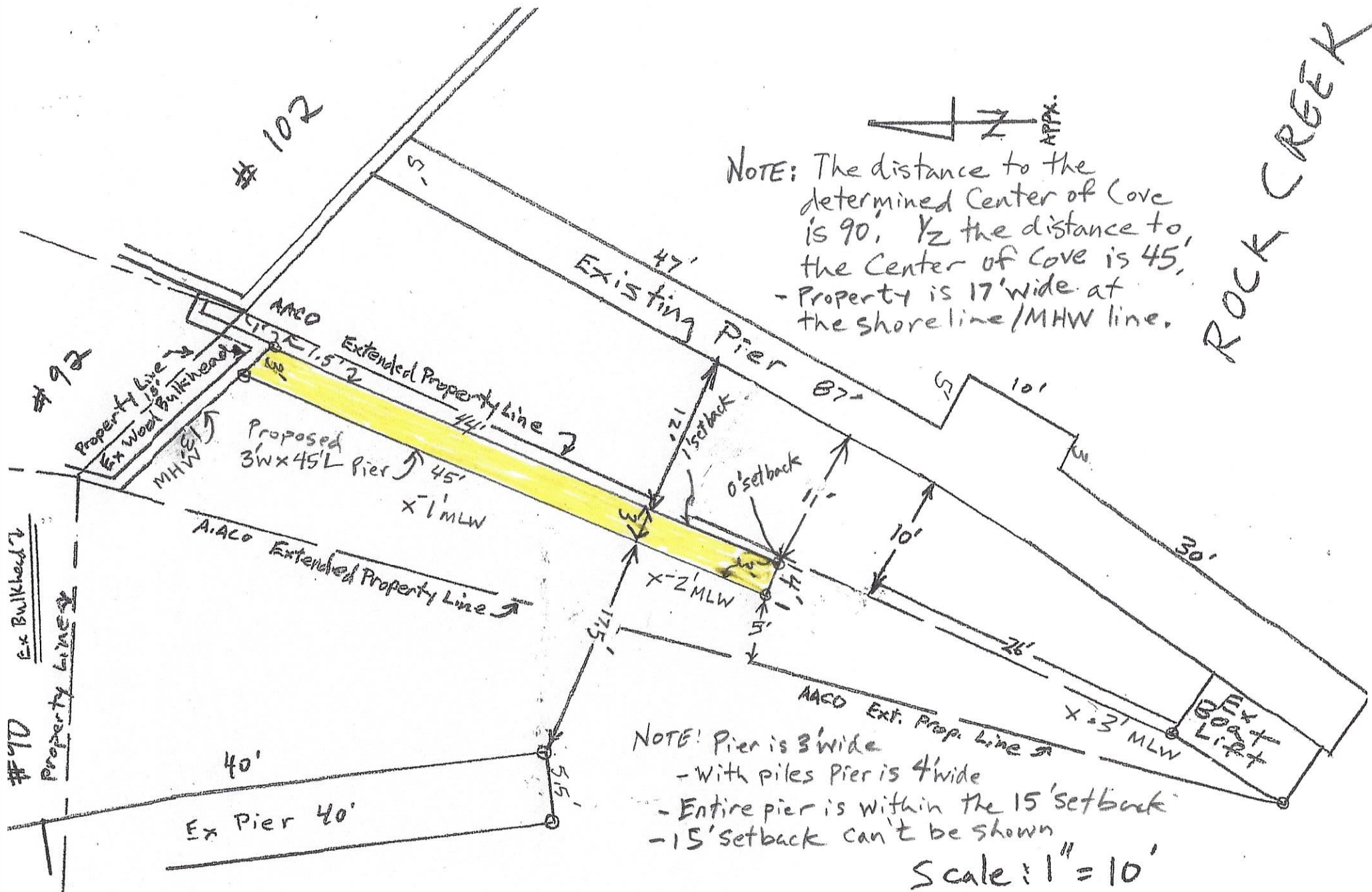
Proposed: Pier w/ lift  
County: Anne Arundel  
Waterway: Rock Creek  
Date: 5/20/24 Rev 6/26/25

**SITE PLAN**  
92 Johnson Road  
Pasadena, MD 21122

Owner: Lindsay Estabrook  
92 Johnson Rd  
Pasadena, MD 21122

Fig 2 of 6



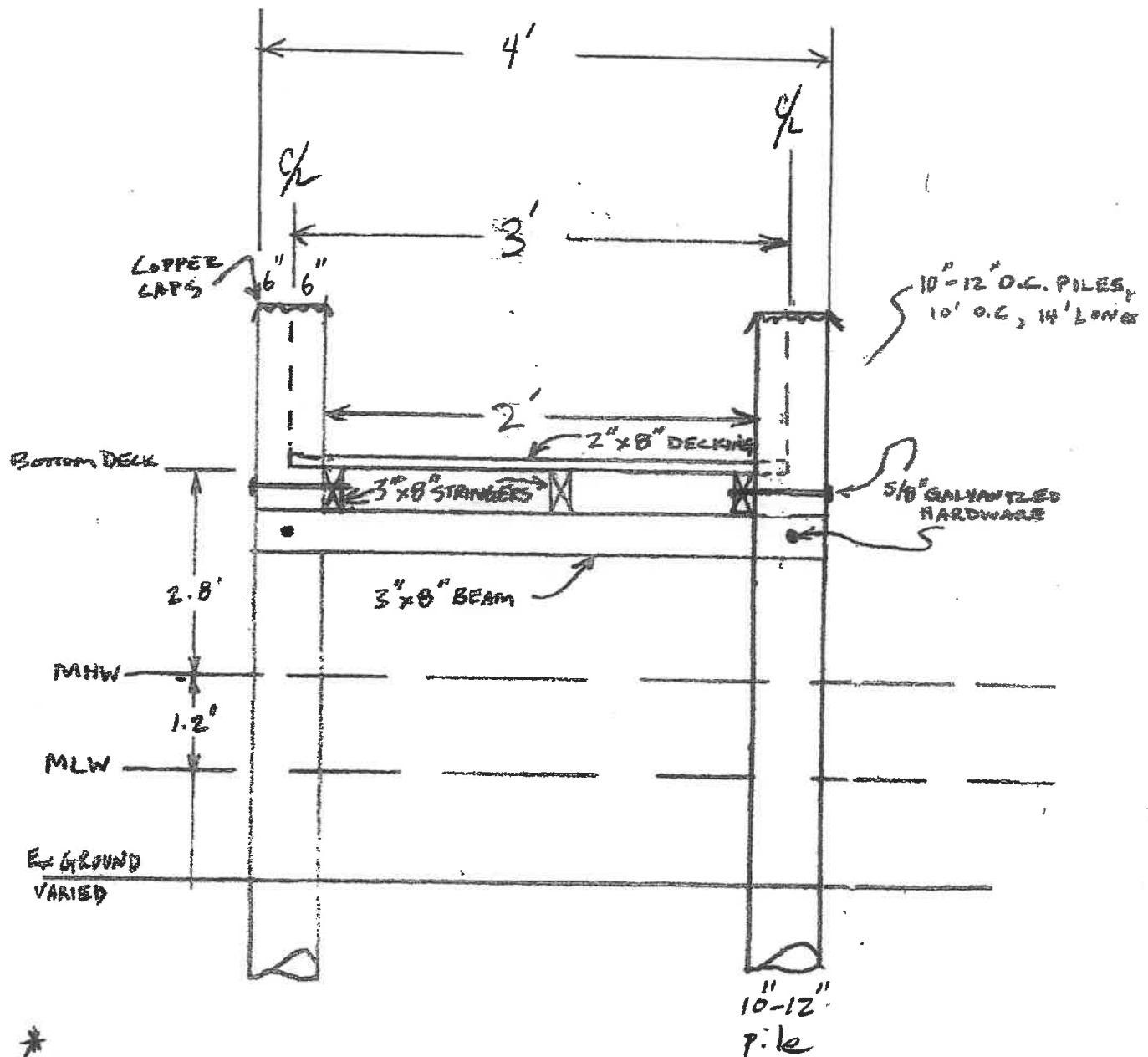


Proposed: New Pier  
 County: Anne Arundel  
 Waterway: Rock Creek  
 Date: 5/20/2024 Rev 6/26/25

Proposed Conditions  
 Site Plan  
 92 Johnson Road  
 Pasadena, MD 21122

Owner: Lindsay Estabrook  
 92 Johnson Road  
 Pasadena, MD 21122  
 Fig - of -

SCALE: N.T.S. (as shown)



\* NOTE: MAXIMUM DECKING WIDTH NOT TO EXCEED 3 FEET ON MAIN WALKWAY

### PIER X-SECTION FRONT

COUNTY: Anne Arundel  
WATERWAY: Rock Creek  
DATE: May 28, 2024

OWNER: Lindsay Esterbrook  
ADDRESS: 92 Johnson Rd  
Pasadena, MD 21122

Fig 3 of 6



PLAT NO. B-199 BOOK NO. 15 FOLIO 38 SPEED 22



**BAR HARBOR**

ENOCH P. JOHNSON  
3RD DISTRICT ANNE ARUNDEL CO., MD.  
Scale 1"=200'

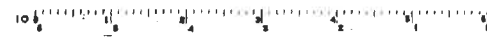
J. Carson Bandy  
County Surveyor  
12/12/20.

COUNTY

ROAD

CREEK

ROCK



MSB 1235- 1337